

SUSSEX COUNTY'S MODERATELY PRICED HOUSING UNIT PROGRAM

Summary

In January 2006, Sussex County Council adopted the Moderately Priced Housing Unit Program (MPHU) to combat the growing housing affordability crisis in the area.

PROGRAM GOALS:

- Facilitate construction of moderately priced housing for people who live and work in Sussex County.
- Provide incentives for developers to construct moderately priced housing voluntarily.
- Promote an efficient and consistent regulatory environment.

PROGRAM PARAMETERS:

Development Thresholds

- Minimum of 35 units.
- Owner-occupied.
- Located in growth areas as defined by the Sussex County Comprehensive Plan; or land designated in a town's comprehensive plan as lying with the town's growth and future annexation area.
- 15% of units must be affordable to households at 80-125% of HUD's area median income.
- Public water and sewer.

Developer Incentives

- 20-30% density bonus – based on income targeted.
- Full utilization of zoning designated.
- Expedited review.

Homebuyer Eligibility

- Live and work in Sussex County for at least one year.
- Earn between 80 – 125% of HUD's area median income.
- Must be primary occupant.
- Must be primary residence.

Affordability Controls

- 20-year affordability restriction that runs with the land.

IMPLEMENTATION:

Via 2-year pilot with Request for Proposal rounds. There are currently 547 MPHUs in the Planning & Zoning process. The first ground-breaking is expected in late 2009. The Department currently accepts RFP applications on a rolling basis.

INCOME AND PRICE LIMITS:

Household Size	Eligible Household Incomes*			Maximum Sales Price**		
	80%	100%	125%	80%	100%	125%
1	\$32,850	\$41,000	\$51,250	\$120,000	\$155,200	\$199,400
2	\$37,500	\$46,900	\$58,625	\$140,100	\$180,600	\$231,100
3	\$42,200	\$52,700	\$65,875	\$160,300	\$205,600	\$262,400
4	\$46,900	\$58,600	\$73,250	\$180,600	\$231,000	\$294,200

*2009 HUD Income Limits

Updated 5/5/09